



Roxann Wedegartner
Mayor

City of GREENFIELD, MASSACHUSETTS

PLANNING BOARD

City Hall • 14 Court Square • Greenfield, MA 01301
Phone 413-772-1549 • Fax 413-772-1309
eric.twarog@greenfield-ma.gov • www.greenfield-ma.gov

Members:

Twarog, Eric
Director, Planning & Dev.

Eash, Emily (2023)
Hussey, Nathaniel (2022)
Maloni, Mark (2022)
McMahan, Amy (2021)
Roberts, Charles (2023)
Touloumtzis, George (2021)

GREENFIELD PLANNING BOARD Minutes of May 6, 2021 6:00 p.m.

Webex Meeting

Chairperson Charles Roberts called the Planning Board meeting open at 6:05 p.m.

CHAIRS STATEMENT: This meeting is being recorded. If any other persons present are doing the same you must notify the chairperson at this time. No one responded.

PB MEMBERS PRESENT: Charles Roberts, Chairperson; George Touloumtzis, Vice-Chair; Emily Eash, Clerk; Mark Maloni; Nathaniel Hussey; and Alternate Amy McMahan

Approval of Minutes:

MOTION: Moved by Maloni, seconded by Roberts, and voted 4:0:0 to approve the meeting minutes of March 18, 2021.

MOTION: Moved by Maloni, seconded by Roberts, and voted 4:0:0 to approve the meeting minutes of April 15, 2021.

Site Plan Review:

- a. Application of ACCSS 1 – LLC for property located at 289 Wells Street (Assessor's Tax Map 88, Lot 19), which is located in the General Industry (GI) Zoning District, for site plan review pursuant to Sections 200-4.11(B18) and 200-8.4 of the Zoning Ordinance, in order to allow a self-storage facility at this location.

The Applicant presented the project to the Board.

MOTION: Moved by Roberts, seconded by Maloni, and voted 5:0:0 to approve the application of ACCSS 1 – LLC for property located at 289 Wells Street (Assessor's Tax Map 88, Lot 19), which is located in the General Industry (GI) Zoning District, for site plan review pursuant to Sections 200-4.11(B18) and 200-8.4 of the Zoning Ordinance, in order to allow a self-storage facility at this location with the following condition:

1. The Applicant shall submit an Approval Not Required (ANR) Plan to the Planning Board within 30 days of approval to combine lots 88-19 and 88-40.



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ZBA Recommendations:

- a. Application of Joshua T. Knechtel for property located at 33 Phyllis Lane (Assessor's Tax Map R28, Lot 11), which is located in the Suburban Residential (RB) Zoning District, for a special permit pursuant to Sections 200-6.3 and 200-8.3 of the Zoning Ordinance, in order to allow a Home Occupation for the operation of a wood working and car cleaning business in the existing garage space at this location.

The Applicant presented the project to the Board.

MOTION: Moved by Roberts, seconded by Eash, and voted 5:0:0 to forward a positive recommendation to the ZBA on the application of Joshua T. Knechtel for property located at 33 Phyllis Lane (Assessor's Tax Map R28, Lot 11), which is located in the Suburban Residential (RB) Zoning District, for a special permit pursuant to Sections 200-6.3 and 200-8.3 of the Zoning Ordinance, in order to allow a Home Occupation for the operation of a wood working and car cleaning business in the existing garage space at this location.

- b. Application of Greenfield Greenery, LLC for property located at 493 Leyden Road (Assessor's Tax Map R21, Lot 1), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-4.2(C19), 200-7.17, 200-8.3, 200-8.4, and Appendix A – Table of Uses of the Zoning Ordinance, in order to allow a marijuana cultivation facility at this location.

The Applicant presented the project to the Board.

MOTION: Moved by Roberts, seconded by Eash, and voted 4:0:1 (Touloumtzis abstained) to forward a positive recommendation to the ZBA on the application of Greenfield Greenery, LLC for property located at 493 Leyden Road (Assessor's Tax Map R21, Lot 1), which is located in the Rural Residential (RC) Zoning District, for a special permit pursuant to Sections 200-4.2(C19), 200-7.17, 200-8.3, 200-8.4, and Appendix A – Table of Uses of the Zoning Ordinance, in order to allow a marijuana cultivation facility at this location.

Discussion Items:

- a. Proposed fencing plan for 347 Wells Street.

Touloumtzis expressed concern on Condition #2 – not referenced on plan, and Condition #10. Dust mitigation? And fence apron. Roberts: Petitioner needs to represent plan re light and noise. Maloni: the petitioner needs to come fully prepared with more data to present to the Planning Board. Roberts: The petitioner should explain why things are or are not feasible per the 4/15 email to the Board.



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The Board reached consensus to continue this discussion to the May 20, 2021 meeting of the Board.
Ask Director Twarog to have petitioner provide info needed.

Chairperson Roberts acknowledged the passing away of Jim Allen.
Per Mark: make a matter of record Jim's service with the Greenfield Planning Board.

George: report re path from Colerain road to Deerfield st. discussion re master plan.
George: Housing series re Housing and mobile home designations re zoning.

Discussion re mobile vs manufactured vs stick built. Do we need to reconsider ordinance and the intention of the mobile home as permanent residence.

Next Meeting Date:

Affirmed Thursday, 5/20, 6 p.m.

Adjournment:

MOTION: Moved by Eash, seconded by Maloni, and voted 5:0:0 to adjourn the Planning Board meeting at 8:21 p.m.

Respectfully Submitted,

Emily Eash, Clerk
Greenfield Planning Board